

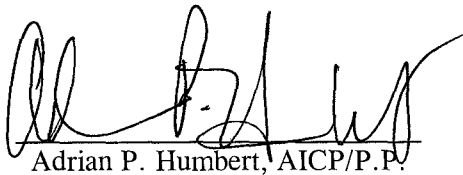
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MORRIS TOWNSHIP
HOUSING ELEMENT
&
FAIR SHARE PLAN

OCTOBER, 2008
(as revised through December 15, 2008)

This report has been signed and sealed in
the original in accordance with
N.J.A.C. 13:41 - 1.3



Adrian P. Humbert, AICP/P.P.

INTRODUCTION

This Housing Element and Fair Share Plan addresses Morris Township's constitutional mandate under Mt. Laurel II to provide a realistic opportunity for the construction and/or rehabilitation of affordable housing in the Township, consistent with the regulations of the New Jersey Council on Affordable Housing (COAH). The goal of this Housing Element and Fair Share Plan is to continue compliance with the Mt. Laurel II fair housing mandate and obtain substantive certification of the Township's third round fair share plan.

Morris Township's original fair share housing plan was based upon a 1984 Judgment of Compliance issued by Judge Skillman. Under this plan the Township rezoned multiple sites for multi-family residential development with a mandatory twenty (20) percent setaside for low and moderate income units.

In 1985 the New Jersey Fair Housing Act created the Council on Affordable Housing (COAH) to provide an administrative alternative to the courts in reviewing and mediating fair housing litigation. COAH adopts rules governing the periodic calculation of fair share obligations and the methods by which the obligation may be addressed by communities. Participating in COAH's administrative process and receiving substantive certification of a municipal fair share plan provides a municipality with legal protection from Mt. Laurel litigation during the period of certification.

SECOND ROUND HOUSING ELEMENT & FAIR SHARE PLAN (1987-1999)

On March 1, 1995 the Township Committee submitted a formal petition for certification of the Housing Element of the Master Plan to the New Jersey Council on Affordable Housing (COAH). In reviewing the Township's proposal for substantive certification COAH issued its compliance report for the Housing Element and Fair Share Plan on August 3, 1995. A mediation report followed on October 23, 1995.

The COAH compliance report found that Morris Township had a pre-credited 1987-1999 need for 324 units of affordable housing, 293 new construction and 31 units of rehabilitated housing. Through its fair share plan the Township demonstrated via reductions, credits and adjustments that it had a 1987-1999 obligation of zero. COAH determined that the Township was eligible under the then applicable rules to receive credit for the 334 units of affordable housing which had actually been constructed and for 21 rental bonus credits. With this total of 355 units the pre-credited number of 324 was reduced to a zero obligation with 31 surplus units.

Following its compliance report COAH issued a report summarizing the mediation that occurred between the Township and Steven Hudacek, a property owner of land zoned for affordable housing. Mr. Hudacek objected to his 7-acre lot being part of the Township's Fair Share Plan. As a result of mediation, the Hudacek property and the adjoining Starett property on Mt. Kemble Avenue were removed from the Township's fair share plan. The loss of units through this action was compensated by the inclusion of 11-units of affordable transitional housing which were built by the Morris Shelter on Jean Street.

A second objection to the Township's Fair Share Plan was filed by the Collinsville Civic and Improvement League. It challenged COAH's jurisdiction of the Township's Housing

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Element and Fair Share Plan. COAH concluded that the issues raised by the League were not subject to the mediation process but gave no credits or reductions to the Township for the Riverview/John Street site. This property was condemned by the County for the new jail.

Pursuant to the COAH compliance and mediation reports the Township prepared an amended Housing Element and Fair Share Plan which was adopted as part of the Township Master Plan by resolution of the Planning Board on September 18, 1995.

After further delays and appeals arising from the Collinsville League's objection COAH granted substantive certification of the Township's Fair Share Plan on May 1, 1996. Under this certification the Township's period of protection from exclusionary zoning litigation was extended by COAH for six years until May 1, 2002 and further extended by COAH on March 9, 2005 until December 20, 2005.

COAH issued its initial third round (1987-2014) Substantive Rules on December 20, 2004. Subsequently, these rules were invalidated in part by the Appellate Division of New Jersey Superior Court in 2007. As a result of the Court's decision COAH drafted new third round rules, N.J.A.C.5:97, which were adopted on June 2, 2008. Shortly thereafter, on June 16, 2008, COAH proposed amendments to the new rules which became effective in October of 2008.

In addition, PL 2008 Chapter 46 (former A-500) makes changes to municipal affordable housing obligations under the Fair Housing Act.

This report addresses the Township's third round obligation under those rules. A breakdown of the Township's current affordable housing inventory follows.

Under second round the following affordable housing projects received substantive certification from COAH:

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<u>Project</u>	<u>Location</u>	<u>Affordable Units</u>	<u>Rental</u>	<u>Sales</u>
Morris Mews	Ketch Rd./	100	100	
Morris Mews (cong. living)	Hanover Ave.	19+6 rental bonus	25	
Moore Estate	Woodland/ Kitchell Rds.	64		64
ARC	Ketch Road	15+15 rental bonus	30	
James St. Commons	James Street	16		16
Woodcrest (Oaks)	Whippany Road	21		21
Cory Rd. (Millrace)	Cory Road	4		4
Village@ Convent	Madison Ave.	25		25
Rose Arbor	Sussex Ave.	70		70
Cortese (Twp)	Picatinny Rd.	38*		38*
Mt. Kemble	Mt. Kemble	6*		6*
Monroe St.	Monroe St.	8*		8*
Jean St. (transitional housing)	Jean St.	11	11	
	TOTAL:	418	166	252
	ZONED*:	<u>-52</u>		<u>-52</u>
	BUILT:	366	166	200

SOURCE: COAH - PROJECTS ADDRESSING NEW CONSTRUCTION OBLIGATION

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As documented by COAH on March 3, 2005, during extended substantive certification, the Township had a certified fair share number of:

- 366 affordable housing units, including 100 prior cycle credits and the 11-unit transitional housing on Jean Street, which have been built
- 234 post-1986 credits
- 21 bonus credits

These credits satisfied the Township's entire second round obligation and provided a 31-unit surplus to be applied towards its third round obligation. The plan also included 52 additional zoned units that would increase this surplus.

Lastly, the Township of Morris had no second round rehabilitation obligation for substandard housing. The housing conditions cited below support a conclusion that the Township's housing supply is in very good condition.

THIRD ROUND RULES

COAH's third round rules implement a "growth share" approach to affordable housing. This is a significant departure from the first and second round methodologies in that the rules link the actual production of affordable housing with municipal development and growth.

There are three components to the Township's third round obligation (1987-2018) as follows:

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■	Rehabilitation share (as of 4/1/00)	-	37 units
■	Prior round need – (1987-1999)	-	293 units
■	Projected growth share - generated by Statewide residential and non-residential growth during the period from 1999 through 2018 and to be delivered from January 1, 2004 to December 31, 2018	-	<u>224 units</u>
	TOTAL THIRD ROUND OBLIGATION	-	554 units

HOUSING ELEMENT REQUIREMENTS

The Municipal Land Use Law (MLUL) was amended in 1985 to require a housing element as a mandatory part of the municipal Master Plan. Under the law, every housing element must contain the following information:

- An inventory and analysis of the municipality's housing stock, demographic characteristics and existing and future employment characteristics;
- A projection of future housing construction;
- A determination of the municipality's present and prospective fair share of low and moderate income housing and its capacity to accommodate low and moderate income housing; and
- A consideration of the land that is most appropriate for the construction of low and moderate income housing including land owned by developers who have expressed a commitment to provide affordable housing.

In addition to the above, the June 2, 2008 new COAH rules, as amended in October 2008, require that certain information be included in a housing element and fair share plan.

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Following is a summary of this information:

1. A projection of the municipality's probable future construction of housing and employment growth for fourteen (14) years covering the period January 1, 2004 through December 31, 2018 based on either required 2004-2018 COAH projections and resulting growth share or optional 2001-2018 municipal projection resulting in a higher growth share.
2. An analysis of the existing jobs and employment characteristics of the municipality.
3. An analysis of how existing zoning or planned changes in zoning provide adequate capacity to accommodate residential and non-residential growth projections.
4. The number of new affordable units the municipality was obligated to provide during the period 1987 to 1999 and the number of affordable units actually provided.
5. The number of deficient units occupied by low and moderate income households that the municipality is obligated to rehabilitate.
6. The projected growth share affordable housing need.
7. A general description of any sites slated for affordable housing including acreage, owner, block and lot, current zoning, surrounding land uses and street access

FAIR SHARE PLAN

The Fair Share Plan must be adopted by the Planning Board and endorsed by the governing body prior to the municipality's petition for substantive certification. The Fair Share

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Plan must address the municipality's total 1987-2018 fair share obligation, including implementing ordinances designed to ensure that the fair share of affordable housing for the 1987-2018 period is met.

The Fair Share Plan must also include a strategy for ensuring the development of one affordable housing unit for every four (4) market-rate units of new construction and/or one affordable unit for every sixteen (16) newly created jobs as measured by new or expanded non-residential construction within the municipality.

DEMOGRAPHIC & HOUSING CHARACTERISTICS

Population Change

Between 1990 and 2000 the Township's population increased by 1,844 persons from 19,952 to 21,796 persons. This represents a ten-year growth rate of 9.2%. With this growth in population the Township's population density rose from 1,263 to 1,383 persons per square mile, a gain of 9.5%.

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TABLE 1 POPULATION DATA MORRIS TOWNSHIP				
	1990	2000	CHANGE	
			No.	%
Total Population	19,952	21,796	1,844	9.2%
Land Size (sq. mi.)	15.8	15.8	-	-
Density (persons/sq. mi.)	1,263	1,383	120	9.5
Male	9,423	10,287	864	9.2
Female	10,529	11,509	980	9.3
Median Age	39.4	40.9	1.5	3.8

Source: Morris County Planning Board, 2000 Census Profiles

The largest population gain occurred among females, with this segment of the population growing from 10,529 to 11,509, an increase of 980 persons. In percentage terms this gain slightly outpaced total population growth.

Age Structure

The median age of the population increased by 1.5 years from 39.4 to 40.9 between 1990 and 2000. Of Morris Township's total population of 21,796 persons 16,846 or 77.3% are 18 years of age and older.

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TABLE 2 AGE GROUPS MORRIS TOWNSHIP		
	2000	%
18 years & over	16,846	77.3
male	7,733	35.5
female	9,113	41.8
65 years and over	3,356	15.4
male	1,373	6.3
female	1,983	9.1

Source: U.S. Census, 2000

The Township's age 65 years and over cohort comprises 3,356 persons or 15.4% of the total Township population. In 1990 the Township's age 65 and over population was 2,716 persons which amounted to 13.6% of the 19,952 persons then living in the Township. This represents an increase in this age group both in absolute and percentage terms. The school-age population age group of 5 to 18 years also increased substantially from 3,090 to 4,950 persons by the year 2000. This increase of 60% between 1990 and 2000 brought this group to 22.7% of the total population.

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TABLE 3 AGE DISTRIBUTION MORRIS TOWNSHIP	
Under 5	1,563
5 to 9	1,366
10 to 14	1,306
15 to 19	1,133
20 to 24	840
25 to 34	2,456
35 to 44	3,696
45 to 54	3,470
55 to 59	1,513
60 to 64	1,097
65 to 74	1,789
75 to 84	1,110
85 & over	457

Source: U.S. Census, 2000

HOUSING CHARACTERISTICS

Between 1990 and 2000 the Township's housing inventory increased by 910 units from 7,388 to 8,298. This represents a gain of 12.3%. Much of this growth can be attributed to the Township's buildout of a large portion of its original fair share housing plan which was

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comprised of inclusionary developments of market and affordable housing units as listed above.

In addition the buildout of additional public and non-profit housing developments such as the Morris Mews Congregate Living Facility, ARC and the initial phase of the Jean Street Transitional Housing occurred during the 1990s inter-census period. The most dramatic change was the increase of owner-occupied units which climbed from 5,639 units in 1990 to 6,888 units in 2000, a gain of 1,249 units. At the same time renter-occupied units declined by 230 from 1458 to 1228. Between 1990 and 2000 the average household size for owner-occupied units dropped from 2.83 to 2.64 persons. At the same time the average household size for renter-occupied units increased slightly from 2.02 to 2.07 persons. Overall the number of persons per household in the Township declined from 2.66 in 1990 to 2.55 in 2000. Reflecting a strong demand for housing during the 1990s vacant units declined by 109 from 291 to 182, a drop of 37.5%.

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TABLE 4 HOUSING OCCUPANCY MORRIS TOWNSHIP			
	1990	2000	CHANGE
Total housing units	7,388	8,298	910
Occupied units	7,097	8,116	1,019
Owner occupied	5,639	6,888	1,249
Renter occupied	1,458	1,228	-230
Average size owner-occupied	2.83	2.64	-0.19
Average size renter-occupied	2.02	2.07	0.05
Vacant units	291	182	-109
Seasonal or occasional use	22	51	29

Source: U.S. Census, 1990 & 2000

Family households represented the largest single-family household group at 5,953 or 73.3% of the total 8,116 households. Only 31.2% of the total family households (2,530) had children under the age of 13. Married couples comprised 5,240 households or 64.6% of those family households with children under 18.

Non-family households were a significant component of the Township's population (2,163) or 26.7% of the total. Householders living alone were 1766 in number and amounted to 21.8% of the Township's households.

Single female household heads totaled 550 or 6.8% of the population. Households

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containing individuals age 65 and over were also an important segment of the Township's population numbering 2,088 or 25.7% of the total households in the Township.

TABLE 5 HOUSEHOLD BY TYPE MORRIS TOWNSHIP		
	2000	%
Total households	8,116	100.0
Family households	5,953	73.3
with children under 18	2,530	31.2
Married couple	5,242	64.6
with children under 18	2,273	28.0
Female householder, no husband	550	6.8
with children under 18	209	2.6
Non-family households	2,163	26.7
Householder living alone	1,766	21.8
Householder 65 and over	620	7.6
Households w/indiv. under 18	2,639	32.5
Households w/indiv. 65 & over	2,088	25.7
Average household size	2.55	
Average family size	2.99	

Source: U.S. Census, 2000

TABLE 6 UNITS IN STRUCTURE MORRIS TOWNSHIP		
Subject	Number	Percent
Total housing units	8,298	100.0
UNITS IN STRUCTURE		
1-unit detached	5,962	71.8
1-unit attached	905	10.9
2 units	297	3.6
3 or 4 units	160	1.9
5 to 9 units	243	2.9
10 to 19 units	493	5.9
20 or more units	232	2.8
Mobile home	-	-

Source: U.S. Census, 2000

The vast majority of dwelling units in Morris Township were single-family units. Detached single-family housing units numbered 5,962 which is 71.8% of the total. Single-family attached units, which increased greatly between 1990 and 2000 due to the construction of the Township's affordable housing developments, comprised 905 of the single units or 10.9% of all housing units in the municipality.

Of the remaining multi-unit structures the next largest group consists of structures with 10 or more units. These total 725 dwellings accounted for 8.7% of the Township's housing supply. The remaining units are distributed among two to nine unit buildings.

AGE OF HOUSING

Reflecting the slowed growth of housing in Morris Township the 2000 Census reports that 409 units or only 4.9% of the Township's inventory has been constructed since 1995.

TABLE 7 AGE OF HOUSING: 2000 MORRIS TOWNSHIP		
YEAR STRUCTURE BUILT	NUMBER	PERCENT
1999 to March 2000	49	0.6
1995 to 1998	360	4.3
1990 to 1994	781	9.4
1980 to 1989	1,361	16.4
1970 to 1979	1,007	12.1
1960 to 1969	1,793	21.6
1940 to 1959	1,756	21.2
1939 or earlier	1,191	14.4

Source: U.S. Census, 2000

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TABLE 8 VALUE OF HOUSING: 2000 MORRIS TOWNSHIP		
VALUE	NUMBER	PERCENT
Less than \$50,000	7	0.1
\$50,000 to \$99,999	46	0.7
\$100,000 to \$149,999	90	1.5
\$150,000 to \$199,999	482	7.8
\$200,000 to \$299,999	1,634	26.3
\$300,000 to \$499,999	2,766	44.6
\$500,000 to \$999,999	1,043	16.8
\$1,000,000 or more	135	2.2
Median (dollars)	\$350,400	100.0

Source: U.S. Census, 2000

VALUE OF HOUSING

In 2000 the U.S. Census reported that the median value of housing in the Township was \$350,400. Nineteen percent or 1,178 of the Township's housing units had a median value at \$500,000 or more in 2000.

HOUSING CONDITIONS

The U.S. Census uses several surrogates as indices of housing condition:

- Housing heating fuel
- Number of occupants per room
- Selected characteristics related to
 - plumbing
 - kitchen facilities
 - telephone service

In 2000, the Census reported that 7,386 of the Township's 8,116 occupied units or 91 % were heated with fuel oil or gas heat. Another 714 homes, or 8.8%, were heated by electricity. The remaining 49 homes, or 0.6%, were heated by other sources including bottled, tank or LP gas, wood or other fuels. A high percentage of modern heating sources, as in Morris Township, is considered a positive indicator of housing quality. Only 43, or 0.3%, of Morris Township's housing inventory lacked complete plumbing facilities, complete kitchen facilities or telephone service. This minimal percentage is another likely indicator of good housing quality in a community. Lastly, 8,008, or 98.7%, of the occupied housing units in the Township have one (1) occupant per room or less. This indicator, a further index of housing quality, demonstrates that overcrowded housing is not a problem in Morris Township.

RENT LEVELS OF RENTER-OCCUPIED UNITS

Rent levels for 1,215 specified renter-occupied units have been inventoried by the U.S.

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Census 2000 for the Township as follows:

TABLE 9 RENT LEVELS OF RENTER-OCCUPIED UNITS MORRIS TOWNSHIP		
GROSS RENT	NUMBER	PERCENT
Less than \$200	43	3.5
\$200 to \$299	16	1.3
\$200 to \$299	49	4.0
\$300 TO \$499	79	6.5
\$500 TO \$749	340	28.0
\$750 TO \$999	409	33.7
\$1000 TO \$1499	206	17.0
\$1500 or more	73	6.0
Median (dollars)	\$1,040	(x)

GROSS RENT AS PERCENTAGE OF HOUSEHOLD INCOME

The Census also breaks down gross rent as a percentage of household income in 1999 for the Township as follows:

TABLE 10 GROSS RENT AS % OF HOUSEHOLD INCOME MORRIS TOWNSHIP		
GROSS RENT	NUMBER	PERCENT
Less than 15%	250	20.6
15 to 19%	185	15.2
20 to 24%	262	21.6
25 to 29%	110	9.1
30 to 34%	51	4.2
35% or more	259	21.3
Not computed	98	8.1

EMPLOYMENT CHARACTERISTICS

According to the 2000 Census there were 11,579 persons or 66.9% of the Township's population 16-years and over (17,312 persons) in the civilian labor force. Of these workers 11,089 or 64.1% of the population 16 years and over were employed. The unemployment rate reported by the Census was 2.8%.

Of the 10,914 workers age 16-years and over, 8,671 or 79.4% commuted to work alone. Another 555 or 5.1% car pooled. Only 7.1% (779 persons) took public transportation. Another 1.7% (190 persons) walked to work. Persons who worked at home, 6.1%, totaled 666. The

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average commuter travel time for Morris Township residents was 28.7 minutes.

Management, professional and related occupations (6,956 persons) comprised 62.7% of the civilian labor force. Sales and office occupations, the next largest employment group totaled 2,660 employees or 24.0% of the labor force. Service occupations amounted to 736 persons or 6.6% of the total while construction, extraction and maintenance personnel totaled 407 or 3.7% of the labor force. Another 330 persons, 3%, were employed in production, transportation and material moving activities.

A detailed break-down of employment by industry follows:

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**TABLE 11
EMPLOYMENT BY INDUSTRY: 2000
MORRIS TOWNSHIP**

Industry	Number	Percent
Agriculture, forest, fishing hunting and mining	-	-
Construction	430	3.9
Manufacturing	1,226	11.1
Wholesale trade	411	3.7
Retail trade	764	6.9
Transportation, warehousing and utilities	337	3.0
Information	742	6.7
Finance, insurance, real estate and rental/leasing	1,507	13.6
Professional, scientific, management, administrative and waste management services	2,171	19.6
Educational and social services	2,402	21.7
Arts, entertainment, recreation, accommodation and food services	498	4.5
Other services (except public administration)	367	3.3
Public administration	234	2.1

Source: U.S. Census, 2000

Private wage and salary workers totaled 9,266 persons or 83.6% of the labor force. Only 8.9% of the Township's workers were employed by government. Self-employed workers

comprised 820 persons, 7.4% of the labor force.

Median family and median household incomes were \$116,866 and \$101,902 respectively as reported by the Census. Full-time male workers at the median earned \$80,946 while full-time female workers earned \$50,864. Two hundred fifty-seven (257) families (4.3%) earned less than \$25,000 per year in 2000.

As noted in Table 11 manufacturing industries employed 1,226 persons according to the U.S. Census. Data from the New Jersey Department of Labor and Workforce Development in February 2007 forecast continued decline in manufacturing employment in Morris County. Employment in this industry sector is projected to decline by 4,500 persons from 24,350 in 2004 to 19,800 by 2014, an average annual percentage decline of 2.0%. This continued erosion in manufacturing and production could have adverse impacts for Township residents employed in this sector.

EMPLOYMENT IN MUNICIPALITY

As reported by the New Jersey Department of Labor for the quarter ending in December of 2006 there were 3,537 private sector jobs located in the Township which were covered by unemployment insurance. In addition, there were 592 government jobs reported. The government jobs were divided into 313 State and 297 local government workers. Total covered employment for all jobs in both the public and private sectors was 4,129. There were 139 private sector reporting units and 10 governmental units, five (5) in State government and five (5) in local government.

EXHIBITS

Workbook A: Growth Share Determination Using Published Data
(Using Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections Must be used in all submissions
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Municipality Name:

Morris Township-Exhibit "A"

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated. Use these figures in the Application for Substantive Certification.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2) *	982	436
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
built or projected to be built post 1/1/04	0	
Inclusionary Development	0	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	982	436
5 Projected Growth Share (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	196.40 Affordable Units	27.25 Affordable Units
6 Total Projected Growth Share Obligation		224 Affordable Units

* For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.

Summary of Morris Township Draft Compliance Plan – Exhibit “B” For Total 1987-2018 Fair Share Obligation		
Rehabilitation	Units	Notes
Rehabilitation Share	37	Township proposes a rehabilitation program to upgrade 37 units over the next decade
Less: Rehabilitation Credits	(37)	
Remaining Rehabilitation Share	0	
1987-1999 New Construction (Obligation)		
Prior Round Obligation	293	
Prior Cycle Credits:	(119)	Morris County Housing Authority Morris Mews - 100 rental units & 19 congregate living units
Post 1986-Credits Inclusionary/Redevelopment/100% affordable Credit	*(200)	Inclusionary sites listed below
Supportive & Special Needs 1986-2004 Credits	(41)	ARC – Ketch Road 15 Transitional Housing- Jean St. 11 Allegro School – 4 Lawndale Ave. 5 (c.o. 7/16/97) Dev. Resources Corp. Home 4 (c.o. 11/26/91) ARC – Maxine Dr. (c.o. 11/05/97) 6
Other Credits	(2)	Morris Cty. Housing Authority 2 rentals MLK & Emmet Aves. (c.o. 3/29/99)
Bonuses From Prior Round Plan	(36)	Morris Mews 6 ARC –Ketch Rd. & Maxine Dr. 21 Allegro School 5 Dev. Resources Corp. Home 4
Total Prior Round Credits	(398)	
Third Round Projected Growth Share	224	
Less:		
Prior Round Surplus	(105)	
Inclusionary/Redevelopment/100% Affordable Credits	(46)	Twp./Cortese 38 Monroe Street 8
Accessory Apartment Credits		
Market-to-Affordable Credits		
Supportive & Special Needs Credits	(30)	Homeless Sol. 540 W. Hanover Ave./Jane Way - 15 rental units + 15 bonus credits (c.o. 6/16/05) per N.J.A.C. 5:97-3.6(a)1.
Assisted Living: post-1986 Credits		
Affordable Housing Partnership: post 2004		
Other credits		
Total Credits and Adjustments	(181)	
Remaining Surplus		
Remaining Fair Share Plan	43	

*COMPLETED INCLUSIONARY SITES:

Moore Estate	64
James Street Commons	16
Woodcrest (Oaks)	21
Millrace (Cory Rd)	4
Village @ Convent	25
Rose Arbor	70
	200 units

COUNTY OF MORRIS
COUNTY ADMINISTRATOR

Exhibit "C"

P.O. Box 900

Morristown, New Jersey 07968-0900

County Administrator
John Bonanni

Assistant Administrator
Thomas A. Markt

Board of Chosen Freeholders

Director

Margaret Nordstrom

Deputy Director

Gene F. Feyl

Douglas R. Cabana

William J. Chegwiddden

John J. Murphy

James W. Murray

Jack J. Schrier



973-285-6040

Fax 973-285-5266

www.co.morris.nj.us

December 15, 2008

Mayor Robert Nace
Township of Morris
50 Woodland Avenue
Convent Station, NJ 07961

Re: Proposed Affordable Housing Project
West Hanover Avenue, Morris Township, NJ

Dear Mayor Nace:

As a follow up to our previous meeting I wanted to advise you that the County of Morris has agreed to explore in more detail the development of the 10+/- acre of parcel of land located immediately west of the existing Morris County Housing Authority facility known as Morris Mews for the creation of 90+ units of COAH compliant senior and family housing. It is anticipated that the County of Morris will lease to the Morris County Housing Authority this parcel for a substantial period (in excess of 50 years) so as to enable the Housing Authority, acting in cooperation with the Township of Morris to create and thereafter manage a 90+-unit COAH compliant affordable housing project.

In a recent meeting between representatives of the Township of Morris and County of Morris, the Township of Morris Municipal Engineer has confirmed that there would appear to be adequate infrastructure and capacity for both water and sewer and that the roadway systems in the immediate area are sufficient and appropriate for this project.

Additionally, a preliminary review of the site by the Morris County Engineering staff and by the Morris Township Engineer indicate that there are no apparent environmental constraints to the development of the site for affordable housing however, if additional engineering work finds this assertion to be incorrect, the County reserves the right to reconsider the lease of the property to the Morris County Housing Authority.

Morris County believes that this site may be well suited for COAH housing in that it is immediately adjacent to the existing 100 unit senior citizen facility and the 19 unit Dean Gallo Congregate Living Facility and the offices of Morris County Housing Authority

108-1081

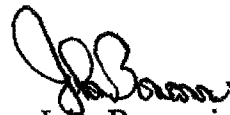
Mayor Robert Nace
Proposed Affordable Housing Project

December 15, 2008

-2-

The County of Morris looks forward to working with the Morris County Housing Authority and Township of Morris in making this project a reality.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Bonanni', is written over the printed name.

John Bonanni
County Administrator

JB:cs

cc: Board of Chosen Freeholders
Walter P. Krich, Jr., Director, Department of Planning, Development and Technology
Roberta L. Strater, Executive Director, Morris County Housing Authority

COUNTY OF MORRIS

COUNTY ADMINISTRATOR

EXHIBIT "D"

Board of Chosen Freeholders

Director

Margaret Nordstrom

Deputy Director

Gene F. Feyl

Douglas R. Cabana

William J. Chegwiddden

John J. Murphy

James W. Murray

Jack J. Schrier

P.O. Box 900

Morristown, New Jersey 07963-0900



County Administrator

John Bonanni

Assistant Administrator

Thomas A. Markt

973-285-6040

Fax 973-285-5266

www.co.morris.nj.us

December 15, 2008

Roberta L. Strater, Executive Director

Morris County Housing Authority

99 Ketch Road

Morristown, NJ 07960

Re: Proposed Affordable Housing Project
West Hanover Avenue, Morris Township, NJ

Dear Ms. Strater:

As a follow up to our previous meeting I wanted to advise you that the County of Morris has agreed to explore in more detail the development of the 10+/- acre of parcel of land located immediately west of the existing Morris County Housing Authority facility known as Morris Mews for the creation of 90+ units of COAH compliant senior and family housing. It is anticipated that the County of Morris will lease to the Morris County Housing Authority this parcel for a substantial period (in excess of 50 years) so as to enable the Housing Authority, acting in cooperation with the Township of Morris to create and thereafter manage a 90+-unit COAH compliant affordable housing project.

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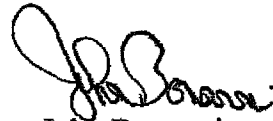
Roberta L. Strater
Proposed Affordable Housing Project

December 15, 2008

-2-

The County of Morris looks forward to working with the Morris County Housing Authority and Township of Morris in making this project a reality.

Sincerely,



John Bonanni
County Administrator

JB:cs

cc: Board of Chosen Freeholders
Walter P. Krich, Jr., Director, Department of Planning, Development and Technology
Robert Nace, Mayor, Township of Morris

Housing Authority of the County of Morris

P.O. Box 900
Morristown, NJ 07963-0900

Roberta L. Strater
Executive Director



(973) 540-0389
FAX (973) 540-1914

December 17, 2008

The Honorable Mayor Robert E. Nace and
Township Committee Members
P. O. Box 7603
Convent Station, NJ 07961-7603

Re: Morris County Housing Authority – Morris Township COAH Project
West Hanover Avenue at Ketch Road, Morris Township, NJ

Dear Mayor Nace and Township Committee Members:

As Executive Director of the Housing Authority of the County of Morris, I write to confirm our discussions held during the meeting with representatives of the Morris County Board of Chosen Freeholders regarding the development of the affordable housing project contemplated immediately to the west of the existing Morris Mews facility on West Hanover Avenue in Morris Township. Given that the housing site is immediately adjacent to the Morris County Housing Authority offices and our Morris Mews facility we believe the site is ideal for this project and our management thereof.

Additionally, the Dean Gallo A. Congregate Facility is also right alongside the proposed senior portion of the site and thus the services provided therein will be readily available and accessible to the residents of this proposed facility.

The Housing Authority wholeheartedly supports this project and we look forward to working with the Township of Morris in both the development of the facility and thereafter in the management thereof.

Should you have any questions or wish to discuss, please feel free to contact me.

Sincerely,

Roberta L. Strater
Executive Director

RLS/hl

Commissioners: Elizabeth P. Denecke - Joseph Dolan
Russell F. Hall - Alan Koldewyn - Linda Schramm - Richard G. Tappen

Office located at 99 Ketch Road, Morris Township (973) 540-0389

RESOLUTION OF THE MORRIS TOWNSHIP PLANNING BOARD
RE: ADOPTION OF A NEW HOUSING ELEMENT AND FAIR SHARE PLAN
AS AN AMENDMENT TO THE MORRIS TOWNSHIP MASTER PLAN

WHEREAS, the Morris Township Planning Board (the "Board") is authorized to prepare, adopt, and amend a master plan to guide the use of lands within the Township of Morris in accordance with the purposes of the Municipal Land Use Law; and

WHEREAS, pursuant to N.J.S.A. 40:55D-28.b(3), the master plan may include a housing element and fair share plan meeting the requirements of N.J.S.A. 52:27D-310; and

WHEREAS, the current housing element and fair share plan was adopted on or about November 14, 2005; and

WHEREAS, the Township Committee previously filed the current housing element and fair share plan with the New Jersey Council on Affordable Housing ("COAH"), together with a request for substantive certification; and

WHEREAS, COAH subsequently amended its rules and regulations; and

WHEREAS, pursuant to COAH's amended regulations, the Board desires to adopt a new housing element and fair share plan; and

WHEREAS, the Board has received, reviewed, and considered a document entitled "Morris Township Housing Element & Fair Share Plan" (herein called the "New Housing Element") prepared by Adrian P. Humbert, AICP/P.P., and dated October 2008, and last revised December 15, 2008; and

WHEREAS, a duly noticed public hearing was held on the New Housing Element on December 15, 2008; and

WHEREAS, the Board has considered all public comments on the New Housing Element; and

WHEREAS, the Board has determined that the New Housing Element represents a reasonable plan to address the requirements of COAH and the Township's constitutional obligation to create realistic opportunities for the creation of affordable housing; and

WHEREAS, the Board desires to adopt the New Housing Element as an amendment to the Morris Township Master Plan, and desires further to refer the New Housing Element to the Township Committee for filing with COAH pursuant to the Fair

Housing Act, N.J.S.A. 52:27D-301 et seq., and for such other action as the Township Committee shall deem appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Morris as follows:

1. The New Housing Element shall be and hereby is adopted by the Planning Board of the Township of Morris as the official Housing Element and Fair Share Plan for the Township of Morris, and as an amendment to the Morris Township Master Plan.
2. A true copy of the New Housing Element shall be submitted by the Board Secretary to the Township Committee promptly following adoption of this resolution, together with a recommendation that the Township Committee file the New Housing Element with COAH and simultaneously petition COAH for substantive certification.
3. The Board Secretary shall, not more than thirty (30) days after the date of adoption of this resolution, transmit to the Morris County Planning Board a certified true copy of this resolution, together with a certified true copy of the New Housing Element, in satisfaction of the notice requirements of N.J.S.A. 40:55D-13(3).

I HEREBY CERTIFY that this is a true copy of a resolution adopted by the Morris Township Planning Board at a public meeting duly held on December 15, 2008.



Sonia Santiago, Secretary
Morris Township Planning Board